

# CALIFORNIA PROPOSITION 19

## ...In a Snapshot

**CALIFORNIA PROPOSITION 19, THE HOME PROTECTION FOR SENIORS, SEVERELY DISABLED, FAMILIES AND VICTIMS OF WILDLIFE OR NATURAL DISASTER ACT, IS A CONSTITUTIONAL AMENDMENT THAT IMPOSES NEW LIMITS ON PROPERTY TAX BENEFITS FOR INHERITED TAX PROPERTY.**

### How Does Proposition 19 Change The Rules For Tax Assessment Transfer For Persons 55 Years Or Older Or With Severe Disabilities?

Effective April 1, 2021, the Act expands on Proposition 60/90 and now includes, severely disabled individuals and victims of wildfire or natural disasters. The proposition allows eligible homeowners to transfer their tax assessments anywhere within the State and allows tax assessments to be transferred to a more expensive home with an upward adjustment. The number of times that a tax assessment can be transferred increased from one to three for persons over 55 years or older or with severe disabilities. Disaster victims continue to be allowed a one-time transfer only.

### How Does Proposition 19 Change The Rules For Inherited Properties?

Effective February 16, 2021 Proposition 19 changes the rules for transfers from parent-to-child and grandparent-to-grandchild when the child or grandchild does not use the inherited property as their principal residence. When the inherited property is used as the recipient's principal residence, there will be a cap to the exempt amount at 1 million dollars. Meaning, when the property is sold but for over the 1 million dollar exempt amount, an upward adjustment will occur on anything above 1 million dollars.

### How Does Proposition 19 Change Tax Revenues?

Proposition 19 dedicates a portion of the revenues created from the changes to the above tax exemptions. Funds will be dedicated for the fire protection and emergency response, which addresses inequities in underfunded fire districts, ensures all communities are protected from wild fire and safeguards the lives of millions of Californians.

	Applies to principal residence only	Must be 55 or older to use	This is a one-time use benefit	Replacement property must be equal or lesser value	Available statewide	Can be used by multiple owners	Wildfire Assistance (Prop 171)
Prior Prop 60/90	✓	✓	✓	✓	✗	✗	✓ & ✗
Prop 19	✓	✓	✗	✗	✓	✓	✓

	Applies to principal residence only	Limit placed on transfer value of principal residence	Allowed on multiple residential properties	Allowed on commercial property	Can be used on farmland	Must be filed within 3 years of transfer	Required to reside in the transferred property
Prior Prop 58/193	✗	✗	✓	✓	✓	✓	✗
Prop 19	✓	✓	✗	✗	✓	✗	✓

**Pay less in property taxes by utilizing Proposition 19.**  
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